



www.hammondlandowners.org

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Be a Member - Support Our Community

We recently heard a story about how a neighbor came to live on the ranch. He said he was looking at property, walking along our roads and nearly all of the folks driving by waved a cheery "Hello" to him. That gesture made a big impression and he said, "This is the kind of place I would like to live."

For 50 years HLA has been striving to enhance that sense of community spirit by supporting our neighbors in many different ways.

- Over the past 9 years HLA has contributed over \$28,800 in reimbursements for ranch road improvement. Two-thirds of the HLA budget is used for road fund reimbursement.
- HLA has developed an Emergency Alert telephone tree system.
- HLA has supported our Fire Safe Council which brought us the popular chipping program for wildfire fuel reduction efforts.
- New landowners are welcomed with a packet of information about the ranch and what to expect in a rural community.
- Our website has a wealth of information on many different topics related to the ranch.
- Our quarterly newsletter keeps you informed on matters related to the ranch.
- HLA listens to the concerns of our residents and brings years of experience to address those concerns.

In this newsletter you will find articles about other ways that HLA volunteers are working for ALL ranch residents.

Now is the time to support your community by joining HLA or renewing your membership.

HLA dues are still just \$55. Send your check with the enclosed or attached membership form to:

HLA P.O. Box 795, Mt. Shasta, CA. 96067

If you use online banking, most banks can send your membership dues via paper check as long you provide the mailing address. If you use this option we would appreciate having your membership form, or it's information emailed separately to **HLA@Hammondlandowners.org**

We are investigating the use of a direct payment system, Venmo, for sending in your dues. If you are interested in this option, we will have information on our website in the next couple of weeks. The information will be on our *Membership* page: www.hammondlandowners.org/membership

Thank You to the 20+ ranch landowners who have already joined for 2021!

If you are a long time member, consider speaking to a neighbor about adding their support. All ranch residents benefit from the support of the HLA membership. More members will allow us to continue to work for the benefit of everyone.

President's Message

Greetings, and Happy New Year to the Hammond Ranch Community. I am sure most of us are peeking through our fingers about now, wondering how 2021 will develop. My hope is that you and your loved ones have stayed safe and healthy, and that with prudent health protection behaviors and increased vaccine distribution, we can resume gathering with families, friends, and the larger community sometime this year.

We have an energetic and talented board this year, with many new faces and talents. We are presently connecting, finding each other's strengths and interests, and coming together to streamline the duties of the board. Several of us have busy outside work and volunteer activities, and we are looking at ways to connect and communicate efficiently and effectively. Thanks to our media-savvy members, we are using "Zoom" for board members who need to be out of town or prefer to meet online. Once the logistics of board operation are settled, we will be revisiting several matters of importance to the ranch, and working toward closure for some, such as the Siskiyou Land Trust/Dale Creek Road usage and easement questions. Thanks to former board members who remain active in research and advisory roles on longstanding issues.

Another important focus is to continue to recruit Association members and volunteers for the committees and projects that serve the needs and priorities of the Ranch community. Please take the time to read the newsletter carefully each quarter for updates on matters important to all Ranch residents, and consider how you can participate.

Wishing everyone a happy and healthy 2021. Wear your masks, wash your hands, and stay distanced.

Sally McGregor, President HLA



Our Mission Statement: To provide information, to assist in the coordination of group actions, to determine guidelines and make suggestions in matters relating to development and use of property on Hammond Ranch.



Hammond Fire Zone News

By Mark Dibelka

HELP OUR FIRE DEPARTMENT Help Our Community

As you have read from our Fire Chief, Mark Dibelka, the HRFZ lacks the volunteer staff to respond to emergencies as an "all-hazards" fire and EMS response agency.

The County Board of Supervisors will make the final decision regarding keeping a "standard of response" for our area. This will include how to best use the apparatus, equipment and facility. If the station is closed, the building could revert to the County Highway Dept. and be used for storage.

Should the station close, the consequences for all ranch residents are serious. They include:

- THE POSSIBILITY OF NO RAPID RESPONSE TO FIRES OR MEDICAL EMERGENCIES
- THE POSSIBILITY OF SIGNIFICANT INCREASES IN FIRE INSURANCE COSTS
- THE POSSIBILITY OF NO FIRE INSURANCE

We don't know what the decisions will be, but the community can come together to demonstrate support for our fire department by recruiting volunteers. Previously certified firefighters would be highly desirable, but men or women who are willing to commit to basic firefighter or EMS training would demonstrate that this community supports having fire services within the ranch.

Our station is the last operational Siskiyou County CSA-4-Zone department. Two of the other three merged with functioning municipal departments (Dorris and McCloud). The third, Mt. Shasta Vista, closed for lack of volunteers, but is in talks with Lake Shastina for a merger.

If you feel you can help your community in this way, please contact HRFZ via the website hmm4200.org to obtain information.

As we look to the promise of a new year, it is sad news to hear that your community fire department will end 2021 looking very different than it has in the past.

The Hammond Ranch Fire Zone (HRFZ) is not able to continue functioning as an all-hazards fire and EMS response agency. As has been previously shared, HRFZ depends upon volunteers (who qualify for a paycheck of \$33.87/hr on many calls) to function. On January 1, 2021, the entire staff of HRFZ consisted of 5 people, two of whom are over 70 years old and respond to Hammond Ranch calls from their homes in Mt. Shasta. Because of this staffing issue, HRFZ cannot send a fire engine anywhere. HRFZ is capable only of responding for EMS calls or requests for water supply.

Those who respond for EMS calls are disheartened due to the regular complaints made to HRFZ that say: "You're driving too fast on the dirt roads without lights and sirens," or "You need to drive without emergency equipment (lights and sirens) active because I shouldn't hear that unless I'm being evacuated" or "I'm seeing you drive too fast, too often." and "People with medical problems shouldn't be living out here."

The water supply mission is carried out by two retired truck drivers who have no stake in the Hammond Ranch community, and drive for the paycheck.

If we were to lose our local fire station, it would adversely impact the ability to obtain and maintain homeowner's insurance.

Due to the non-sustainability of HRFZ in the current configuration, and the desire to continue fire and EMS coverage in the Hammond Ranch and Lakewood Ranch subdivisions, as well as the N. Old Stage corridor of Edgewood, the county fire warden has taken the first steps in exploring two options: 1. An agreement for service with the City of Weed (which would allow Hammond Ranch firefighters to continue service under Weed City command). 2. That the current command staff of HRFZ would be removed and supervisory/administrative duties taken over by the county. A plan that will work only if the community steps up to become part of the first response mission of the fire zone – read that as "only if there are firefighters and EMTs".

As updates are available, they will be found on the HRFZ website: hmm4200.org

May you all expect blessings in the New Year!



Love's Truck Stop Update

The Loves Lawsuit is now in the Appeals Court in Sacramento. Our attorneys have filed the Opening Brief and Love's attorneys have filed their Opposition Brief. Our attorneys are now preparing their Reply. Then we wait for the Court to schedule Oral arguments. This could take years, as we all saw in the Dale Creek lawsuit.

Our position is that the EIR and CEQA noise, pollution, and fire analyses were incomplete and not specific to this South Weed site. Our main concern for Hammond Ranch is the increased potential for wildfire. This project will bring 3,000 to 5,000 travelers **every day** to our high-risk fire area. It will also transfer an estimated 100,000 gallons of diesel and gasoline from fuel trucks to holding tanks and then to trucks and cars daily.

For more information contact: erichziller@yahoo.com





Dwight Hammond Reservoir A History and Remembrance



This is what I remember, and have learned since my arrival on the Ranch, about the reservoir and the creation of the Hammond Landowners' Association.

The Dwight Hammond Agricultural Reservoir was created more than 100 years ago under unusual circumstances having to do with pioneer families and politics. It is one of only two bodies of water in the state of California which take water from one watershed (in this instance the Sacramento) and release it into a different watershed (the Klamath).

This area was subdivided in the 1960s by Dorrington Enterprises. There were actually two Hammond Ranch subdivisions at that time ... Hammond Ranch East, which is what we know as simply Hammond Ranch, and Hammond Ranch West which was sold separately and became Lakewood Ranch Estates.

Parcels in Hammond Ranch East were sold using the reservoir as a lure in spite of the fact that reservoir is not now nor has it ever been part of our Hammond Ranch subdivision. This inference of access rights is a practice continued by realtors to this day.

Dorrington Enterprises also created the Hammond Lake Association, but did not make it mandatory as part of ownership deeds for Hammond Ranch East.

When my husband and I bought our property, nearly 50 years ago, we too were under the impression that owning property on Hammond Ranch included use of the reservoir area for recreation. During those first years there were comparatively few resident landowners and some of us used the reservoir to swim, kayak, even ice skate.

Then, in the late 70s or early 80s, Dorrington Enterprises offered ownership of the "Lake" to the Lake Association. It seemed like a good deal. But with diligent investigation it was found to be unclear exactly who did own the land in question and that, based on the conditions in place for the creation of the agricultural reservoir, ownership of the land did not automatically include use of the water. Those conditions meant that whoever owns the land under the water has no right to use or allow use of the water for any purpose. Hence, the Hammond Lake Association declined to accept the offer. The liability was too high a risk. As a result of that decision, the name of the association for

Hammond Ranch East, now called just "Hammond Ranch", was changed to the Hammond Landowners' Association in order to retain the logo initials.

At that time, many of us who had been enjoying the area stopped going there.

On contemplation, it was realized each landowner has property with areas which can be considered desirable for recreation such as picnics and camping, with attractive views of the Mountain, with old cattle trails which can be seen as hiking paths, with summer deer populations which can be seen as providing good hunting, and other potential enticements. Since landowners didn't want their land used at the whim of others, most recognized that trespass was and is trespass regardless of who owns the property or who wants to use it.

Population in the area grew, realtors continued to infer mutual possession even when told the facts and asked to desist, and a residual group of landowners continued to see their use of that property and the water as their right. As a result, problems began to manifest.

At some point, a land group headed by a local architect took over ownership of the land under the water which is actually parcel 15 of the Lakewood Ranch Estates subdivision. The reservoir began to be noted as "Hammond Pond" and it was proposed that the area be turned into a public park. That idea was discarded when the planners learned the true situation with water ownership as well as recognized both the lack of public access and of enough available land area for parking and non-water related recreational activities.

Over the years, efforts have been made to settle this situation which usually ended in the decision to not roil the neighbors. As a result, problems continued to grow.

That is where we are now.

The legal name of the water, as noted on County maps, is the Dwight Hammond Agricultural Reservoir and ownership of the water is held by properties downstream which have irrigation water rights.

The property around and under the reservoir is currently owned by the Siskiyou Land Trust.

The property owned by the Siskiyou Land Trust is currently accessed via Dale Creek Road, a privately owned and maintained road which is well posted as such. There are no public rights to the use of the land, the water, or Hammond Ranch roads.

That area is not now, nor has it ever been, a "community" anything ... park, asset, whatever. In spite of what developers and realtors "infer", it has always been privately owned property part of the Lakewood Ranch Estates subdivision, subject to private property controls and easement rights.

By Wilma Dibelka

Written September 2020

***Wilma Dibelka has resigned from the HLA Board of Directors.
We wish her well and thank her for her many years of service and dedication to our community.***



Meet Our New Board Members

HLA is starting 2021 with several new Board Members. This is an impressive group representing a number of ranch locations. Of course, with new faces we face new challenges. Past presidents and members have kindly offered to lend their expertise and knowledge of ranch history, issues and solutions when needed.

There are still 2 available At-Large board positions. Representatives from the Dogwood, Maple, High Meadow and other upper reaches of the ranch are needed to round out the board. Some men would be welcome. Don't be intimidated, we are all finding our way! Please consider serving. The Board meets the second Tuesday of each month @ 6:30. Any HLA member may attend a meeting. Your ideas, opinions and concerns would be welcomed.

Contact us at: HLA@hammondlandowners.org



Brooke Boyer
Ponderosa Drive

Brooke has lived on the ranch for about 3 years and in Siskiyou Co. for 10 years. She is known in her neighborhood as an "angel-with-a-snowplow" as she (and partner Charlie) have the heavy equipment to make short work of road problems. Brooke works in Mt. Shasta, running their wastewater treatment plant.



Linda Klokow
Oak Ridge Drive

Linda has been our Newsletter Editor and Web Administrator for almost two years. She and her husband, Randy, bought their property in 1989 and completed their house in 2011. She intends to continue her contributions to HLA by serving on the board and encouraging the work of positive growth, neighbors helping neighbors and community pride.



Susan Grove
Blue Jay Lane

Susan moved to the region in 1998 to serve as the Chief Ranger for Castle Crags and McArthur-Burney Falls State Parks. She and husband Lewis purchased their lot off of Rocky Rd in 2001. They began construction in 2011 and finally moved onto The Ranch in 2015. Their house embodies extensive research and commitment to fire-safe construction.



Rebekah Sluss
Sugar Pine Road

Rebekah has lived in Siskiyou County for many years and moved to Hammond Ranch about 5 years ago. She has 2 children and teaches science at Weed High School. Rebekah has spoken eloquently to the Weed City Council in citizen efforts to deter the Love's Truck Stop plan. She is concerned about the speed problems on ranch roads impacting both safety and dust control.



Mariana Harmon
Oak Ridge Drive

Originally from the Modesto area, Mariana and husband, Bob, have lived on the ranch for 5 1/2 years and have helped HLA in the past with our picnic and the Open House at the Fire Station a few years back. Mariana is a "beekeeper"... a passion that has led to extensive knowledge as well as mentoring for others interested in "saving our bees". She and her husband own and run a pest control business. They have two grown sons, a grown foster son and a new grandchild.





Hammond Fire Safe Council News

PREPARE FOR WILDFIRE--NOW!!

Winter is an excellent time to prepare for the upcoming wildfire season.

#1. Prepare an emergency evacuation plan and evacuation kit. You need to be prepared to quickly evacuate. Wildfires driven by high winds can quickly destroy property and threaten lives. There are many excellent on-line sources that provide a list of items that you should have prepacked and ready to go within 5-minutes notice.

#2. Ensure you are signed up for Siskiyou County Code Red alert system and the Hammond Ranch Emergency telephone tree. Have multiple sources to alert you of an approaching wildfire emergency.

#3. Review your primary and backup emergency evacuation routes. Work with your neighbors to improve the safety of your evacuation routes. Remove hazardous wildfire fuel at least 10-feet away from the edge of the road. Remove all dead and dying fuel and all high hazard fuel such as juniper and manzanita. Thin thick stands of trees. Limb up remaining trees to at least 14-feet above the road surface.

#4. Create defensible space around your home. Pay special attention to the first 5-feet from your house. Remove hazardous flammable vegetation away from your house to prevent direct flame contact.

#5. Form a neighborhood wildfire safety group to create a safer community. Neighbors working together is the key to success.

STATUS REPORT **HAMMOND RANCH SHADED FUEL BREAK PROJECT**

Good News! We are "close" to final approval on the Hammond Ranch environmental (CEQA) report. This is the last approval before we are authorized to start work on the Dogwood Ridge shaded fuel break and evacuation road improvements. We should be able to start fuel removal work this coming Spring.



NEED HELP!-- HAMMOND RANCH COMMUNITY WILDFIRE PROTECTION PLAN (CWPP)

In Dec of 2018, the Fire Safe Council developed a Hammond Ranch area Community Wildfire Protection Plan (see www.hammondlandowners.org/fire-safe-council-2). The plan was approved by the landowner associations (HLA and Lakewood Ranch), Siskiyou Co Board of Supervisors and CAL FIRE.

Appendix A of the plan provides a list of recommended items to improve wildfire safety. There has been good progress on many items, but the following items need attention:

- ITEM 5.2--Provide Improved Community Alarm System-- A "telephone tree" alert system was implemented to supplement the existing Siskiyou County "Code Red" alert system. However, recent wildfire experiences indicate these types of alert systems typically fail to provide a timely warning. A direct siren system appears to be the most effective.
- ITEM 5.4--Establish a Chipper Program-- A chipper program is one of the most effective methods to reduce wildfire fuel. In the Hammond Ranch area, past chipper programs have been very successful. However, at the current time, there are no long-term plans for a future chipper program.
- ITEM 5.6 Provide Improved Water Storage Supply The Hammond Ranch area does not have a distributed fire hydrant system. Water supply must be provided by tanks on mobile fire engines or local storage tanks on a landowner's property. A Fire Dept. needs a reliable source of water to fight fires. However, many roads do not have a source of water within a reasonable distance.

To resolve these issues, we need to get a group of interested landowners to investigate and implement corrective actions. Any and all ideas are welcome!! If you would like to participate or you have ideas, please email the Fire Safe Council at: hammondfiresafe@gmail.com



PREPARE.



ANTICIPATE.



EVACUATE

Road Fund Reimbursement

Reimbursement for road repairs is one of the most popular of the HLA membership benefits. Last year \$5050 was refunded to qualifying road groups to make improvements on their roads.

If your road has plans to make improvements in the coming year, please review the rules for reimbursement that can be found on our website at:

www.hammondlandowners.org/road-work-reimbursement

We are asking that you use the new **Request for Reimbursement Form** that you will find on that web page. The new form will help us with several things:

- Who will receive the check
- Where to send the check
- Who has signed the receipt
(Signatures are hard to read)

Any questions – Contact HLA@hammondlandowners.org

Court of Appeal Rules in Favor of Hammond Ranch Private Road Status

On October 27, 2020, the Court of Appeal affirmed the decision of the Siskiyou County Superior Court, which determined that there is no public right to use Dale Creek Road located in Hammond Ranch, California. The time for any further appeal has expired. In other words, like the other roads in Hammond Ranch, Dale Creek Road is a private road and the public has no right to its use.

This issue began in 2010 when a man and his son were arrested for trespass and assault on a property located to the west of Hammond Ranch, but accessed via Dale Creek Rd. These 2 men had a history of previous arrests for trespass in the same location. They hired an attorney to defend their criminal case claiming they had an easement right on the road to access lakes located above the Hammond Ranch community. Because easement issues are civil actions, this resulted in a civil suit filed in 2011 against the property owners near the lakes.

By 2012 the litigants had added an amended complaint suing approx. 70 landowners along Dale Creek Rd. Interestingly, this suit acknowledged that since 1972 the law provides that the public may not acquire an easement over private property for recreational purposes.

Despite testimony from witnesses who stated that they used the road as if it were a public road for at least 5 years before 1972, the court found that there was insufficient evidence to establish a common law dedication of Dale Creek Rd. to the public use. The suit was “lost”, by the plaintiffs, but they filed a final appeal that was settled in favor of our private road status in late October.

We, as a community, express our thanks to the nearly 100 landowners who contributed monetarily to this unfortunate threat to our private roads. We also thank the individuals listed below who dedicated great amounts of time, expertise and stress to this case.

**To Tom & Larie Wearing, John Brennan, Paul Elberts, Terry McGraw and Kristen Stroud
Many, many THANKS!!**



United Way
Emergency
Preparedness Grant



The Listos California Emergency Preparedness Grant period has ended. Despite the challenges presented with social distancing we were able to bring Emergency Preparedness information and education to a number of our residents through flyers and the Pizza Nights at the Firehouse.

We are still striving to continue the work outlined in the grant by creating resources that will be available on the HLA website and perhaps to continue the popular Pizza Nights in the coming year.

By Sally McGregor, Grant Administrator



New Road Signs

HLA has recently installed new replacements for some old, faded “Private Road” signs on the ranch. In addition, a new road-name sign was installed for Maple Drive at Dale Creek. Yet to be installed is a new sign for Rocky Road. This sign has been repeatedly stolen over the years, leaving a dangerous condition for emergency response to residents. Theft prevention ideas for mounting this sign are being investigated.

**Many Thanks
to Randy Klokow and Bob Harmon
for their work on this project.**

Because our January Newsletter is sent to ALL Hammond Ranch Landowners, this article is being reprinted from the October 2020 Newsletter

Trespassers

A recent incident on the ranch has prompted us to, once again, encourage all absentee and part-time landowners to periodically check on their property. In addition, it is a good idea to have a Trespass Authorization filed with the Siskiyou County Sheriff’s Dept. and HLA. This document allows a neighbor to report a trespass if the landowner is not present. Without this, the neighbor or friend has no authority to report trespassers. You do not have to name a specific neighbor, only that you will allow another person to report the trespass.

In the recent incident, the trespassers had set up an elaborate “grow site”. The landowner discovered the set-up when visiting and called the Sheriff.

You can find a Trespass Authorization Form for download at www.hammondlandowners.org/trespass. If you do not have internet, call any board member (numbers on page 7) and a form will be sent to you.

2021 Board Members

President	Sally McGregor	541-973-7162
Vice President	Linda Klokow	707 255-7729
Secretary	Susan Grove	530-925-6859
Treasurer	Mariana Harmon	530-340-7152
At-Large:	Neera Paine	530-859-1924
	Brooke Boyer	530-859-7535
	Rebekah Sluss	808-557-5834

Linda Klokow *The Hammond Ranch Scene* Editor

The HLA Board of Directors cares about and wants to hear members' opinions, suggestions and ideas.

We encourage members to write to us and create a dialogue on topics of interest to Hammond Ranch landowners. The Board members can be reached by phone at the numbers listed above, by snail mail c/o HLA, P.O. Box 795, Mount Shasta, California 96067, or via email at HLA@hammondlandowners.org.

Calendar

- HLA Board Meeting – Second Tuesday of every month, 6:30 p.m. The next meeting will be on Tuesday, February 9, 2021. Call any board member or send an email to HLA@hammondlandowners.org for meeting location and so your questions or concerns can be included on the agenda.
- HLA Members' Annual Meeting and Luncheon is usually scheduled for the first Saturday in Nov. 2021. Members will be notified of time and place.
- Siskiyou County Board of Supervisors – First, second and third Tuesdays of every month, 10:00 a.m., County Courthouse, Yreka. Call Clerk at 842-8081 to confirm the meeting.
- Hammond Ranch Fire Safe Council -- Meetings are scheduled by Randy Klokow. He can be contacted at hammondfiresafe@gmail.com.



"Woody"



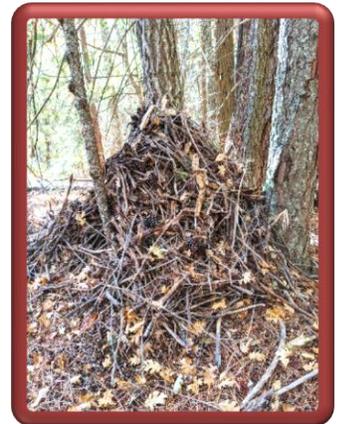
Wildlife on The Ranch

The **woodrat**, either Dusky-footed (*Neotoma fuscipes*) or Bushy-tailed (*Neotoma cinerea*) is a nocturnal resident found in many wooded places in Hammond Ranch. Without actually seeing one closely, it's hard to tell what type we have as their ranges can overlap.

Commonly called "packrats" or "trade rats" they build large, domed dens that can reach several feet in height and are quite effective at deterring predators. The conical shaped nests can be two to eight feet tall and are made of sticks, bark, and various plant matter. One nest can house successive generations of woodrats, with offspring adding to nests making them larger. The nests can have many rooms used for food storage, resting, nurseries, and protection.

Woodrats are similar in appearance to common rat species, but with larger ears and eyes, softer coats, and furred tails. They eat a variety of cuttings from branches, leaves, fruits, and nuts, storing food cuttings in their nests. Oak cuttings are preferred if available.

Packrats get their unusual name from their habit of stealing and storing household items when they live in close proximity to humans. Trash and metallic objects, coins and keys, are favorite targets. I'm not sure what they would find to steal in our woodlands.



Woody's Home

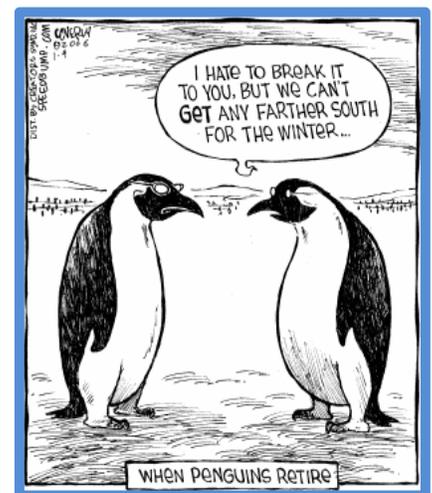
Run Report - Hammond Ranch Fire Zone

Fourth Quarter 2020 (Oct. to Dec.) – 4 medical calls, 2 vegetation fires, 3 traffic collisions, 2 structure fires, 2 vehicle fires.

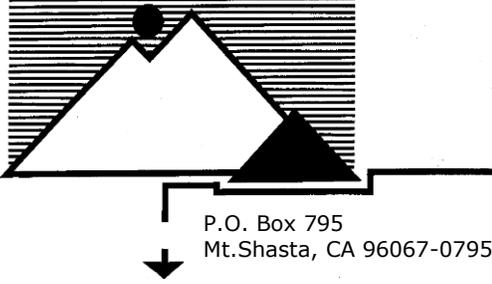
Remember: You can get real-time information about our Fire Company's calls and activities on their website: www.HMM4200.org
FYI – HMM4200 is the call sign for our Fire Company.

You may access their Twitter feed at: @HMM4200

Many thanks to our Fire Personnel for their Service



Hammond Landowners Association, Inc.



We Love it Here !!



*Moving or changing email
address?*

Please send changes of address to:
The Hammond Ranch Scene

c/o HLA
P.O. Box 795

Mt. Shasta, CA 96067-0795

or email to:

hla@hammondlandowners.org